

Main Street

Southorpe, PE9 3BX

This pretty Stone built cottage set in the ever popular rural village of Southorpe has recently been renovated to a high standard throughout and yet still retains many original period features. The accommodation is unusually versatile and can really provide a variety of configurations depending on need. Traditionally the property would be seen as a 3/4 bedroom home with 2 receptions and a kitchen/diner, yet it would also easily adapt to provide 2 distinct living areas if required all centred around the kitchen/breakfast room. One side offering 1 receptions, a Bedroom and a shower room, whilst the second area offers 2 Bedrooms, a Family Bathroom and 2 further living areas. This is all set in a generous plot with ample parking and open views beyond. VIEWING A MUST

£1,995 PCM

Main Street

Southorpe, PE9 3BX



- Semi-Detached Stone Cottage
- Well Presented Throughout
- Character Features including beams and inglenook fireplace
- 3 Double Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Available End of May
- Ample Parking & Enclosed West Facing Rear Garden with Open Views
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance

Kitchen

18' x 10'4 (5.49m x 3.15m)

Breakfast Area

9'10 x 7'10 (3.00m x 2.39m)

Dining Room

16'1 x 9'5 (4.90m x 2.87m)

Inner Hall

Reception 3/Bed 4

13'0 x 10'4 (3.96m x 3.15m)

Shower Room

Living Room

17'6 x 14'8 (5.33m x 4.47m)

Landing

Bedroom 1

18'10 x 10' (5.74m x 3.05m)

Bedroom 2

14'8 x 9'10 (4.47m x 3.00m)

Bedroom 3 (separate access of dining room)

16'1 x 9'3 (4.90m x 2.82m)

Off street Parking for several cars

Enclosed rear garden with open views beyond

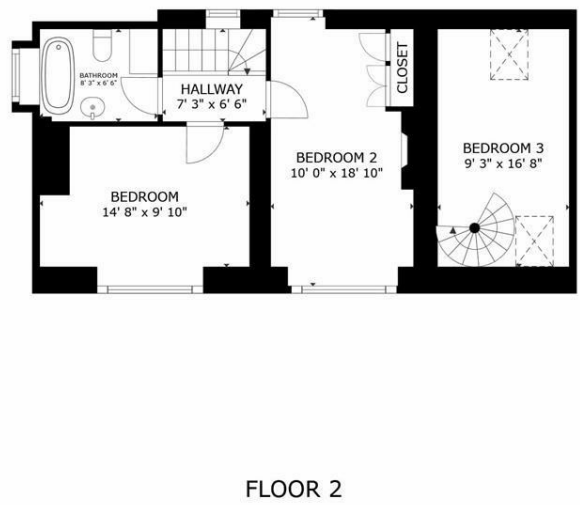
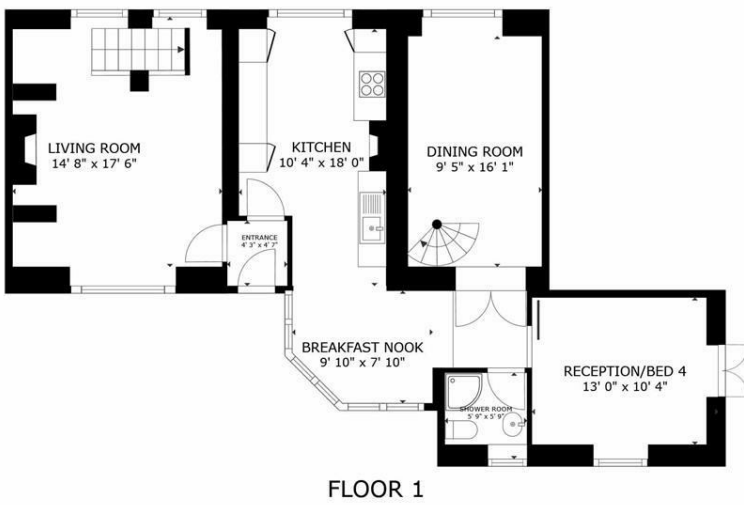


Directions

Please use the following postcode for Sat Nav guidance - PE9 3BX



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 957 sq.ft. FLOOR 2 646 sq.ft.
 TOTAL : 1,603 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	